



TO: GENERAL COMMITTEE

SUBJECT: COMMUNITY IMPROVEMENT PLAN (CIP) SUMMARY REPORT - 2022

WARD: ALL

PREPARED BY AND KEY CONTACT: A. GAMEIRO, RPP, SENIOR PLANNER
EXT. 5038

SUBMITTED BY: M. BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES

GENERAL MANAGER APPROVAL: B. ARANIYASUNDARAN, P. ENG., PMP, GENERAL MANAGER OF
INFRASTRUCTURE AND GROWTH MANAGEMENT

CHIEF ADMINISTRATIVE OFFICER APPROVAL: M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RECOMMENDED MOTION

1. That Staff Report DEV008-23 regarding the status of the Community Improvement Plan (CIP) Grant Program be received for information purposes.
2. That the application in-take periods for the Affordable Housing and Redevelopment Grant Programs offered through the City of Barrie CIP be put on hold until:
 - a) The Development Services and Finance Departments have had an opportunity to investigate the financial implications associated with the passing of the *More Homes Built Faster Act, 2022* (Bill 23), as it relates to Development Charge (DC) exemptions and reductions for affordable, attainable, rental, and non-profit housing, as defined by the *Act*, and,
 - b) The Development Services Department updates the Affordable Housing Strategy which may include amending the CIP to respond to legislative changes associated with Bill 23, as well as to improve the financial incentives offered by the Affordable Housing and Redevelopment Grant Programs to better deliver affordable housing to the community.
3. That staff schedule a statutory public meeting, in accordance with the *Planning Act*, as soon as possible to initiate the process for the following amendments to the City's Community Improvement Plan:
 - a) Update section 8.2 to provide further clarity with respect to the eligibility requirements for renovations and improvements to heritage buildings that qualify for funding through the Preservation of Built Heritage Grant Program.
4. That, in the future, staff can schedule statutory public meetings when deemed appropriate to amend the CIP, such as: following the review and update of the Affordable Housing Strategy.

PURPOSE & BACKGROUND

Report Overview

5. The purpose of this staff report is to provide General Committee with an overview of the CIP Grant applications that were received from January to December 2022 and provide an update on the current balance of the CIP reserves.
6. Additionally, this staff report discusses reasons for pausing the 2023 application in-take periods for the Affordable Housing and Redevelopment Grant Programs to provide the Development Services and Finance Departments an opportunity to investigate the financial implications associated with the passing of the *More Homes Built Faster Act, 2022* (Bill 23), as it relates to amendments to the *Development Charges Act, 1997* to provide development charge (DC) reductions and exemptions for affordable, attainable, rental, and non-profit housing, as defined by the *Act*. DC grants offered for affordable housing units through the CIP may now be redundant and therefore unnecessary, given that DC exemptions and reductions are proposed to be permitted as-of-right by Bill 23.
7. These legislative changes warrant further investigation and the financial incentives offered by the City's CIP may need to be updated accordingly to improve the utilization of City resources for the delivery of affordable housing units to the community. In this regard, the City has retained a consultant to update the Affordable Housing Strategy, which will include a review of the CIP as it relates to affordable housing to identify how the grant programs can be improved to better serve the City's housing needs. The CIP will also be reviewed in the context of Bill 23 to identify changes that may need to be made in response to the new legislation. Staff anticipate the Affordable Housing Strategy update to be completed before the end of the year. Following the review and update of the Affordable Housing Strategy, Planning staff recommend that a Public Meeting be held to initiate the process of amending the Affordable Housing and Redevelopment Grant Programs.
8. Finally, this staff report discusses potential amendments that could be made to the Preservation of Built Heritage Grant Program to provide further clarity with respect to the eligibility requirements for renovations and improvements to heritage buildings. Amendments to the CIP would be subject to a public consultation process, which would be followed by the preparation of a recommendation report for General Committee's consideration. In this regard, this staff report seeks direction to initiate this process.

ANALYSIS

CIP Application Summary

9. In 2022, the City received a total of 15 grant applications, as summarized in Table 1. Of those applications, 13 were deemed to be complete and eligible in accordance with the requirements of the CIP. The remaining applications were deemed to be incomplete due to a lack of submission material, or ineligible as they did not meet the eligibility criteria of the CIP. A description of the complete and eligible applications is included in Appendix "A" of this staff report.

Table 1: CIP Applications received between January and December 2022

Application No.	Address	Grant Type	Status
CIP-014-2021	72 High Street	Preservation of Built Heritage Grant	Complete – approved
CIP-015-2021	94 Clapperton Street	Preservation of Built Heritage Grant	Complete – approved
CIP-021-2021	84 Cumberland Street	Preservation of Built Heritage Grant	Incomplete – only one quote was submitted for the proposed works, whereas two are required.
CIP-001-2022	11 Rodney Street	Preservation of Built Heritage Grant	Complete – approved
CIP-002-2022	123 Toronto Street	Preservation of Built Heritage Grant	Complete – approved
CIP-003-2022	181 Burton Avenue	Affordable Housing Grant	Ineligible – Application is premature. An active Site Plan Application is required.
CIP-004-2022	105 Cumberland Street	Preservation of Built Heritage Grant	Complete – not approved
CIP-005-2022	236 Dunlop Street West	Affordable Housing & Redevelopment Grants	Complete – approved
CIP-006-2022	10-24 Grove Street West	Affordable Housing Grant	Complete – not approved
CIP-007-2022	115 Bayfield Street	Affordable Housing Grant	Complete – approved
CIP-009-2022	440 Essa Road	Affordable Housing & Redevelopment Grants	Complete – approved
CIP-008-2022	50 William Street	Preservation of Built Heritage Grant	Complete – approved
CIP-010-2022	11 Rodney Street	Preservation of Built Heritage Grant	Complete – approved
CIP-011-2022	123 Toronto Street	Preservation of Built Heritage Grant	Complete – approved
CIP-012-2022	105 Cumberland Street	Preservation of Built Heritage Grant	Complete – approved

10. The 13 complete applications identified in Table 1 were approved by the CIP Grant Review Committee, with the exception of Affordable Housing Grant Application No. CIP-006-2022 for 10-24 Grove Street West and Preservation of Built Heritage Grant Application No. CIP-004-2022 for 105 Cumberland Street. Funding for the balance of the applications was granted primarily for development and renovation projects in the urban growth centre (UGC), intensification nodes and corridors, and historical neighbourhoods.
11. Application No. CIP-006-2022 was considered by the CIP Grant Review Committee during both the first and second in-take periods and did not receive approval. At their first meeting on June 24, 2022, the CIP Grant Review Committee did not approve the application because it received a lower score than other competing applications, proposed a lower percentage of affordable units in comparison to other proposals, and the applicant did not demonstrate a commitment to providing affordable housing units in their submission. The application was also not approved by the Committee at their second meeting on November 28, 2022, because the proposal does not include a mix of uses and is providing market-rate rental units, rather than emergency, transitional, social, or affordable non-profit housing units. Additionally, the Committee cited concerns with financial implications to the City because of Bill 23, which received Royal Assent on November 28, 2022. In this regard, the Committee noted that developers will be provided with financial relief through the reduction and waiving of DCs, thereby impacting the City's ability to recover costs associated with growth and development. With respect to Application No. CIP-006-2022, the City would have lost both application fee and DC revenue. As such, the Committee determined that the grant parameters require further review in the context of the significant financial implications to City



taxpayers anticipated because of Bill 23 and the benefits that would occur as-of-right for affordable housing.

12. Application No. CIP-004-2022 was not approved because much of the proposed work was associated with the construction of a new building addition, which in the opinion of Planning staff and the Committee, did not result in the conservation or improvement of the heritage features and/or characteristics of the dwelling. The property owner revised their proposal and submitted a new application during the second in-take period (Application No. CIP-012-2022), which received approval for improvements to the existing dwelling.
13. For applications that were deemed incomplete, applicants were advised of the submission requirements and given an opportunity to submit outstanding material before the submission deadlines. For applications that were deemed ineligible, applicants were advised of the minimum eligibility criteria of the CIP so they could take the necessary steps to meet said criteria and prepare a new application for the Committee's consideration.

CIP Reserve and Approved Funding

14. Council has established a CIP reserve fund to fund the initiatives of the CIP. The allocation of CIP funding is distributed between the respective grant programs as follows:
 - a) 55 percent towards the Affordable Housing Development Grant Program;
 - b) 40 percent towards the Redevelopment Grant Program; and
 - c) 5 percent towards the Preservation of Built Heritage Grant Program.

In the event that all the available funding has not been allocated at the end of the year, any unused funding is carried over into the following year and remains in the same allocation grant program within the CIP reserve fund.

15. Council has established a CIP reserve to fund the various initiatives of the CIP. In 2022, the balance of the CIP reserve was \$2,256,011.04, as identified in Table 2.

Table 2: CIP Reserve – Opening Balance (2022)

CIP Program	CIP Reserve Balance After 2 nd Intake Period of 2021	Replenishment of Reserves in 2022	Balance after Rescinding Previous Approvals & Council Budget Top-up
Affordable Housing	\$0.00	+\$330,000.00 (Budget) +\$150,000.00 (CB) +\$662,235.00 (PAR)	\$1,142,235.00
Redevelopment	\$144,481.88	+\$240,000.00 (Budget) +\$688,120.00 (PAR)	\$1,072,601.88
Heritage	\$11,174.16	+\$30,000.00 (Budget)	\$41,174.16
Total	\$155,656.04	\$2,100,355.00	\$2,256,011.04

*(CB) – Community Benefits

*(PAR) – Previous Approval Rescinded

16. In 2022, the CIP grant reserves were replenished by Council, as well as the payment of community benefits associated with active development proposals. Additionally, the City rescinded two previous grant approvals which were issued on May 8, 2020, given that the applicants did not receive a building permit and commence construction within 18 months of the grant approval, in accordance with the requirements of the CIP. The replenishment of the CIP Grant reserves is reflected in Table 2.

17. In early 2022, City Council approved the allocation of \$600,000.00 to the CIP Program. The funds were distributed among the respective grant programs in accordance with the requirements of the CIP. The funds were distributed as follows:
 - i. \$330,000.00 to the Affordable Housing Grant Program (55%);
 - ii. \$240,000.00 to the Redevelopment Grant Program (40%); and
 - iii. \$30,000 to the Preservation of Built Heritage Grant Program (5%).
18. The City received a community benefit in the amount of \$150,000.00 for the creation of affordable housing units, which was associated with a development proposal at 55 Dunlop Street West (Site Plan File: D11-015-2022). Further, the City rescinded CIP Grant approvals for the HIP and YMCA development proposal at 44 Bradford Street (File: CIP-012-2020) and the Revera Retirement Living Facility at 47 Collier Street (File: CIP-015-2020). Collectively, a total of \$662,235.00 and \$688,120.00 was put back into the affordable housing and redevelopment grant reserves.
19. Table 3 identifies the total amount of funding that was granted to applications that were considered by the CIP Grant Review Committee in 2022, as well as the current balance of the CIP Reserve. As identified in Table 2 below, the opening balance of the City's CIP Reserve in 2022 was \$2,256,011.04. Following the approval of applications during the first and second application in-take periods of 2022, the current balance of the CIP Reserve is \$845,700.04.
20. As noted in Table 3, City Council reallocated funds from the redevelopment grant reserve to the affordable housing and preservation of built heritage grant reserves following the first application in-take period to continue funding applications for the remainder of the year. Specifically, Council reallocated 50% (\$425,789.4) of the remaining funds from redevelopment grant reserve for the second in-take period of 2022. Of this, 66.5% (\$283,149.97) of the funds was allocated to the affordable housing grant reserve, while the remaining 33.5% (\$142,639.47) was allocated to the preservation of built heritage grant reserve. The reallocation of these funds did not impact the City's ability to fund redevelopment grants, as the City generally receives a lower volume of these applications. There is greater interest in the City's affordable housing and preservation of built heritage grant programs, as demonstrated in Table 3.

Table 3: CIP Reserve Balance Following the Approval of Applications (2022)

CIP Program	Opening Balance	Approved Funding 1 st In-take Period	CIP Reserve Balance 1 st In-take Period	Council Re-distribution of Funds	CIP Reserve Balance After Re-distribution of Funds	Approved Funding 2 nd In-take Period	Current Balance
Affordable Housing	\$1,142,235.00	\$1,088,211.00	\$54,024.00	+\$283,149.97	\$337,173.97	-	\$337,173.97
Redevelopment	\$1,072,601.88	\$221,023.00	\$851,578.88	-\$425,789.44	\$425,789.44	-	\$425,789.44
Heritage	\$41,174.16	\$41,102.00	\$72.16	+\$142,639.47	\$142,711.63	\$59,975.00	\$82,736.63
Total	\$2,256,011.04	\$1,350,336.00	\$905,675.04	-	\$905,675.04	\$59,975.00	\$845,700.04

21. For General Committee's reference, only the preservation of built heritage grants, development charge grants and per door grants for affordable housing units are funded from the CIP reserve. Incentives for *Planning Act* and building permit application fees and tax increment based grants are absorbed as lost revenue by the City. As such, the calculations in Table 3 do not include any lost revenue that will be absorbed by the City as a result of the CIP Grant Program. Any losses in revenue associated with application fees and tax increment grants are reported by the Building Services, Development Services and Finance Departments on an annual basis.

Next Application In-take Period (2023)

22. The CIP application in-take period for 2022 concluded on October 31st, 2022, and applications were considered by the Grant Review Committee on November 28th, 2022. Applicants have been advised of the Committee's decisions and the grant agreements for approved applications have been issued to the respective property owners for execution.
23. The first application in-take period for the 2023 calendar year is open from January 1st to March 31st. Planning staff anticipate that applications will be considered by the CIP Grant Review Committee in the second quarter of 2023. Should General Committee approve staff's recommendation to put the Affordable Housing and Redevelopment Grant programs on hold, the City will only be accepting heritage grant applications.

Postponement of the Application In-take Period for the Affordable Housing and Redevelopment Grant Programs in Response to the *More Homes Built Faster Act, 2022* (Bill 23)

24. On November 28th, 2022, the Provincial government passed Bill 23, a bill that significantly amends and creates new legislation affecting planning and land development across the province to increase housing supply with a goal of building 1.5 million homes in 10 years.
25. Bill 23 is part of a package of new mandates affecting planning and development in Ontario, including changes to related regulations, including the *Development Charges Act, 1997*, to reduce the costs associated with housing development. In particular, Bill 23 has introduced a number of reductions for DC's, including several new discounts and exemptions to the rates that municipalities can charge for new residential development. These DC discounts and exemptions could have a significant impact on municipal budgets and their ability to finance infrastructure in the long-term.
26. The amendments to the *Development Charges Act, 1997* include but are not limited to:
 - a) Discounts for rental housing development, in accordance with the following rules:
 - i) 25% reduction for rental units with 3 or more bedrooms;
 - ii) 20% reduction for rental units with 2 bedrooms; and,
 - iii) 15% reduction for rental units with 1-bedroom or less (i.e. bachelor/studio units).
 - b) Exemptions for affordable and attainable housing units, as defined by the *Act*.
 - c) Exemptions for non-profit housing developments and inclusionary zoning residential units.
 - d) Exemptions for the creation of new rental units in existing multi-residential buildings, existing dwellings, and new residential units and ancillary structures on lands where residential uses are permitted.
 - e) Reduction of certain types of eligible capital costs that a municipality can recover through DC's. Additional costs for housing services no longer qualify for recovery by municipalities through their DC by-laws.
27. The new regulations noted above have come into effect as of November 28, 2022, when Bill 23 received Royal Assent, save and except permissions to exempt affordable, attainable, and inclusionary zoning units from DCs. The legislative changes which provide exemptions for these unit types will be in effect when Bill 23 receives proclamation. Although these specific DC exemptions are not yet in effect for these unit types, staff anticipate that they will be in some capacity later this year.

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28. The amendments to the *Development Charges Act, 1997* identified in paragraph 24 above will provide as-of-right DC discounts and/or exemptions for affordable, non-profit, and rental housing developments. It is important to note that the City's Affordable Housing Grant Program also offers grants to assist in offsetting DC costs for these forms of housing, which include:
- a) 100% DC discount for the creation of new affordable (ownership or rental), emergency, transitional, social, and non-profit housing units.
 - b) 25% DC reduction for purpose-built rental units, up to a maximum of \$250,000 per project.
29. Given the legislative changes associated with Bill 23, the DC grants offered by the City's CIP appear to be redundant and their issuance may no longer be required to support these forms of housing. Consequently, it is in the City's best interest to evaluate the Affordable Housing Grant Program to determine how to improve the use of City resources to deliver affordable housing to the community.
30. The City's Affordable Housing Grant Program offers additional incentives, beyond DC grants, for affordable, rental, and non-profit housing developments, which include:
- a) A per-door grant to jump-start affordable housing in the amount of \$10 per square foot of newly created affordable housing space, up to a maximum of \$20,000 per affordable unit, whichever is lesser. The maximum amount of incentive provided under this aspect of the program shall not exceed \$200,000.
 - b) 100% of planning and building permit application fees.
 - c) A tax increment grant (TIG) for affordable housing projects which is paid through incremental taxes upon MPAC reassessment of the property after development has occurred, for a maximum of 5 years. The total payment shall not exceed the cost of redevelopment, and the annual grant will be equal to a percentage of the tax increment paid for the City's portion on the property taxes, in decreasing percentages as follows:
 - i) Year 1 – 100% of tax increment (pro-rated);
 - ii) Year 2 – 100% of tax increment;
 - iii) Year 3 – 75% of tax increment;
 - iv) Year 4 – 50% of tax increment; and
 - v) Year 5 – 25% of tax increment.
31. While the City's Affordable Housing Grant Program offers additional financial incentives above and beyond DC Grants, Planning staff are of the opinion that the program should be reviewed in its entirety in conjunction with a review of Bill 23 to determine the financial implications it may have on the finances of the City. Planning staff will also have to review existing grant approvals for projects which have not proceeded to construction to determine if the approved incentives are still applicable in this new legislative environment.
32. The City has retained a consultant to review and update the Affordable Housing Strategy, which is anticipated to be completed before the end of 2023. Through this process, a detailed review of the CIP will be undertaken, as it relates to affordable housing, to determine potential changes that can be made to improve the Affordable Housing and Redevelopment Grant Programs to better respond to the City's housing needs.
33. Should Council decide it is appropriate to postpone the application in-take period for the Affordable Housing Grant Program, as recommended, qualifying affordable housing projects would still be eligible for an exemption from planning and building permit application fees and associated legal and administrative costs, in accordance with Council Motion 21-P-010, dated March 23, 2021. The

- waiving of fees would still be available to qualifying projects, in addition to as-of-right DC discounts or exemptions offered through Bill 23.
34. Similar to the Affordable Housing Grant Program, the City's Redevelopment Grant Program offers financial incentives for new development, particularly mixed-use projects in strategic growth areas. The incentives offered by the Redevelopment Grant Program include:
- a) 50% reduction in DCs for the ground related commercial, office and/or institutional component of a project.
 - b) 50% reduction of the building permit fees for the ground related commercial, office and/or institutional component of a project.
 - c) 100% discount on the planning application fees for a project.
 - d) A brownfield remediation grant for costs associated with the preparation of required studies, remediation and monitoring plans, property rehabilitation and compliance with a certificate of property use (CPU).
 - e) A tax increment grant (TIG) for the ground floor related commercial, office and/or institutional component of a project, which is paid through incremental taxes upon MPAC reassessment of the property after development has occurred, for a maximum of 5 years. The total payment shall not exceed the cost of redevelopment, and the annual grant will be equal to a percentage of the tax increment paid for the City's portion on the property taxes, in decreasing percentages as follows:
 - i) Year 1 – 100% of tax increment (pro-rated);
 - ii) Year 2 – 100% of tax increment;
 - iii) Year 3 – 75% of tax increment;
 - iv) Year 4 – 50% of tax increment; and
 - v) Year 5 – 25% of tax increment.
35. Since the inception of the City's CIP in 2020, a total of 50 applications have been received. Of those 50 applications, a total of 7 requested funding in the form of a redevelopment grant and 5 of those projects included an affordable housing component. Additionally, only 3 of those projects have proceeded to construction (Lakhouse – 185 & 205 Dunlop Street East, [MDM Developments – 233-245 Dunlop Street West](#) and Cornerstone to Recovery – 236 Dunlop Street West), while 2 are going through the site plan approval process ([440 Essa Road](#) and [217 Dunlop Street East](#)) and 2 had their approvals rescinded for not obtaining a building permit within 18 months of the grant approval, in accordance with the requirements of the CIP, as noted in paragraph 18 above.
36. Planning staff note that there has been significantly more interest in the City's affordable housing and preservation of built heritage grant programs since the inception of the CIP. Additionally, more attention and resources have been directed to affordable housing at the municipal and provincial level in recent years in an effort to combat the housing affordability crisis facing the province. For these reasons and those identified throughout the discussion on Bill 23 in this report, it is in the City's best interest to postpone the application in-take period for the Redevelopment Grant Program to provide City staff with an opportunity to review the program in conjunction with the Affordable Housing Grant Program. Through this review, the City may identify ways in which to improve the program, or the CIP in its entirety, to better deliver important services such as affordable housing. The City may also adjust the program to improve the utilization of its financial resources, moving forward in light of Bill 23.

37. Based on the foregoing, Planning staff are of the opinion that the in-take periods for the Affordable Housing and Redevelopment Grant Programs should be postponed for 2023. Doing so will give the City an opportunity to investigate and better understand the financial implications of Bill 23, and the impacts it may have on the City's ability to pay for growth and infrastructure. Additionally, the postponement of these grant programs will enable the Development Services Department to complete the review and update of the City's Affordable Housing Strategy, which will also include a review of Bill 23 directly related to affordable housing. Through this exercise, it may be determined that the City's CIP needs to be updated in response to Bill 23 to better address the City's growth and housing needs, particularly in strategic growth areas. Following the review and update of the Affordable Housing Strategy, Planning staff recommend that a Public Meeting be held to initiate the process of amending the Affordable Housing and Redevelopment Grant Programs.

Proposed Amendments – Preservation of Built Heritage Grant Program

38. Through the administration of the CIP from 2020 to 2023, Planning staff have continuously evaluated the various grant programs to determine where amendments can be made to improve the administration of the programs and the use of City resources.
39. The Preservation of Built Heritage Grant Program is one area of the CIP which could be updated. In particular, an update to section 8.2 of the CIP is warranted to provide further clarity with respect to the eligibility requirements for renovations and improvements to heritage buildings. Currently, the criteria are vague, identifying the following improvements for which funding may be granted:
- a) Adaptive re-use, upgrade to building code, accessibility and HVAC improvements and façade and sign improvements.
 - b) Restoration and renovation of the interior or exterior of buildings that improve the heritage features of the building.
 - c) Improvements that result in energy efficiency of buildings.
40. These eligible improvements can be interpreted to apply to a wide variety of projects, some of which may not result in the direct improvement of the historic features of a dwelling. For example, the City has received applications which do not improve the historic characteristics or features of a dwelling, including but not limited to: new building additions, landscaping improvements, driveway paving, asphalt shingle replacements, and bathroom and kitchen renovations. These types of improvements sometimes result in substantial costs, which are outside the scope of the grant program. The intent of the preservation of built heritage grant program is to improve, restore and protect the character and integrity of historic buildings across the City, through the issuance of financial assistance up to a maximum of \$25,000 per property.
41. In staff's opinion, the eligibility criteria for the preservation of built heritage grant program should be reviewed to identify areas of improvement and provide greater clarity for applicants. The eligibility criteria could be scoped to apply to specific projects that improve and preserve the historic characteristics of a dwelling. These may include projects such as: masonry and chimney restoration, window replacements for increased energy efficiency, accessibility improvements (i.e. ramps, lifts, etc.), façade and signage improvements, and the restoration or replacement of historically significant features on the exterior or interior of a dwelling, as identified in the Municipal Heritage Register or Designation By-law. A list of eligible projects could be identified rather than using vague terminology which is open to interpretation. Doing so would ensure that only projects that are specifically identified as eligible would receive funding, thereby improving the use of the City's financial resources, which may provide an opportunity to fund a greater number of applications in the long term.
42. Planning staff are seeking direction from General Committee to schedule a statutory public meeting as soon as possible to initiate the CIP amendment process. In addition to the amendments

proposed by staff throughout the public consultation process, other minor amendments may be raised through the review of the Preservation of Built Heritage Grant Program.

ENVIRONMENTAL AND CLIMATE CHANGE IMPACT MATTERS

43. There are no environmental and/or climate change impact matters related to the recommendation.

ALTERNATIVES

44. The following alternatives are available for consideration by General Committee with respect to the postponement of the Affordable Housing and Redevelopment Grant Programs offered through the CIP and Planning staff’s request for direction to schedule a public meeting at a future date once the Affordable Housing Strategy has been updated and staff have had an opportunity to investigate and better understand the financial implications of Bill 23:

<p><u>Alternative #1</u></p>	<p>General Committee could maintain the status quo and keep the application in-take periods open for the Affordable Housing and Redevelopment Grant Programs.</p> <p>This alternative is not recommended as the financial impacts of Bill 23 are not fully understood. Further investigation and updates to the grant programs is warranted in response to these legislative changes.</p>
<p><u>Alternative #2</u></p>	<p>General Committee could alter the proposed recommendation by postponing the application in-take period for the Affordable Housing Grant Program, while keeping the application in-take period open for the Redevelopment Grant Program.</p> <p>Although this alternative is available, it is not recommended because both grant programs should be evaluated concurrently in the context of Bill 23 and its financial impacts to the City. Amendments may need to be made to both grant programs in response to these legislative changes to protect the City’s financial resources, and to effectively address the City’s future growth and housing needs.</p>
<p><u>Alternative #3</u></p>	<p>General Committee could alter the proposed recommendation by only postponing the in-take of applications for DC Grants made through the Affordable Housing and Redevelopment Grant Programs. Applications for the balance of the incentives would still be accepted by the City.</p> <p>This alternative is not recommended as Bill 23 has introduced significant financial relief for housing developers, which will impact the City’s ability to utilize its DC reserves in place of issuing debt in the long-term. As such, the in-take period for all incentives offered through the respective grant programs should be postponed until the City investigates this matter further and determines how to best respond to these legislative changes.</p>
<p><u>Alternative #4</u></p>	<p>General Committee could choose not to host a future public meeting when staff deem appropriate to initiate the process of amending the Affordable Housing and Redevelopment Grant Programs.</p> <p>This alternative is not recommended because Planning staff would have to prepare a subsequent staff report requesting direction to schedule a</p>

	public meeting following the review and update of the City's Affordable Housing Strategy.
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45. The following alternatives are available for consideration by General Committee with respect to Planning staff's request for direction to schedule a public meeting to initiate the process of amending section 8.2 of the CIP to provide further clarity with respect to the eligibility requirements for renovations and improvements to heritage buildings that qualify for funding through the Preservation of Built Heritage Grant Program:

Alternative #1	<p>General Committee could refuse staff's request to initiate a statutory public meeting to amend the CIP. In this case, the existing CIP framework would remain in effect, as it relates to the eligibility requirements for renovations and improvements to heritage buildings that qualify for funding through the Preservation of Built Heritage Grant Program.</p> <p>This alternative is not recommended as it would not improve the administration of the CIP or the use of the City's financial resources.</p>
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FINANCIAL

46. The postponement of the Affordable Housing and Redevelopment Grant Application Programs would provide the City with an opportunity to thoroughly investigate the financial implications of Bill 23, as it relates to providing DC reductions and exemptions for qualifying housing developments. Doing so would provide the City with an opportunity to determine how to best respond to these legislative changes and make necessary adjustments to its policies, including the CIP, to ensure any funding of the CIP best positions the City to support the desired types of projects within the current legislative environment.
47. In the interim, qualifying housing developments would be eligible for as-of-right DC discounts and exemptions offered through Bill 23, as well as the waiving of planning and building permit applications fees and associated legal and administrative costs, in accordance with Council Motion 21-P-010, dated March 23, 2021.

LINKAGE TO 2022-2026 STRATEGIC PLAN

48. The recommendation(s) included in this Staff Report support the following goals identified in the 2022-2026 Strategic Plan:
- Responsible Governance – Support the services our community needs while keeping tax increases low; and, Financial stewardship which includes finding efficiencies and innovation
49. The proposed postponement of the application in-take for the Affordable Housing and Redevelopment Grant Programs would provide the City with an opportunity to thoroughly investigate the financial implications associated with Bill 23, as it relates to anticipated losses in DC revenue. This is a responsible approach which will better equip the City to respond to these legislative changes effectively and make necessary policy changes to mitigate potential impacts.
50. The proposed amendments to the CIP will improve the effectiveness of the Preservation of Built Heritage Grant Program by ensuring that City funds are strictly utilized for projects that result in the

improvement or enhancement of the historic character of the City's built heritage resources. The amendments would also improve the use of the City's financial resources which may provide an opportunity to fund more heritage applications in the long-term.

Attachments:

Appendix "A" – Summary of Complete CIP Applications (2022)

APPENDIX "A"

Summary of Complete CIP Applications

Application Type	Application No.	Address	Applicant	Description	Approved (Yes/No)	Approved Grants
Heritage Grant	CIP-001-2022	11 Rodney Street	Jennifer Slykhuis	Window replacements and masonry improvements on the exterior façades of the existing dwelling located on the subject property.	Yes	<u>Preservation of Built Heritage Grant</u> <ul style="list-style-type: none"> \$11,075.00 towards window replacements and masonry improvements on the exterior facades of the existing dwelling.
Heritage Grant	CIP-002-2022	123 Toronto Street	Jarrett Johns	The replacement of all windows and doors to match the original colour and style of the existing dwelling on the subject property.	Yes	<u>Preservation of Built Heritage Grant</u> <ul style="list-style-type: none"> \$12,776.00 towards window and door replacements.
Heritage Grant	CIP-004-2022	105 Cumberland Street	William Northcote	<p>The construction of an addition to the existing home on the subject property. The scope of the proposed works includes the following:</p> <ul style="list-style-type: none"> Addition of a second storey above the garage, which will include a master bedroom and an ensuite; Replacement of the front porch and second storey balcony; Replacement of the entire roof, including the installation of shingles on the roof of the new addition; Replacement of flooring and renovation of a bathroom in an existing rear addition; Replacement and capping of some windows; and, Replacement of the driveway and landscaping in the front yard of the property. 	No	<u>Not approved for the following reasons:</u> <ul style="list-style-type: none"> The subject application does not meet the eligibility criteria and/or objectives of the CIP. The proposed works are primarily associated with the construction of a new building addition and do not, in the opinion of the Committee, directly improve the heritage features or contribute to the historic character of the dwelling. While some of the proposed works to the <u>existing</u> dwelling may be eligible for funding through the City's CIP, two (2) detailed quotes itemizing the costs associated with said works were not provided. As such, the minimum submission requirements of the CIP were not met (i.e. the provision of 2 detailed quotes itemizing the costs associated with <u>all</u> eligible works).

Application Type	Application No.	Address	Applicant	Description	Approved (Yes/No)	Approved Grants
Affordable Housing & Redevelopment Grant	CIP-005-2022	236 Dunlop Street West	Cornerstone to Recovery	The renovation of, and addition to, an existing building for the purpose of creating a women's shelter containing ten (10) residential treatment program suites, three (3) transitional suites, and meeting rooms and offices.	Yes	<p><u>Affordable Housing Development Grant</u></p> <ul style="list-style-type: none"> • 100 percent of the <i>Planning Act</i> and building permit application fees; • \$159,000.00 applied towards the development charges for affordable, transitional, emergency, or social housing units, as defined by the CIP; and, • \$18,730.00 to fund newly created affordable, transitional, emergency, or social housing units, as defined by the CIP. <p><u>Redevelopment Grant</u></p> <ul style="list-style-type: none"> • \$9,707.00 applied towards the development charges for the ground related commercial, office and/or institutional component of the project; • 50 percent of the building permit fees for the ground related commercial, office and/or institutional component of the project; and, • 100 percent of the <i>Planning Act</i> application fees for the entire project.
Affordable Housing Grant	CIP-006-2022	10-24 Grove Street West	MHBC Planning on behalf of Skydevco Inc	A multi-residential development consisting of three (3) towers with a shared podium, as well as a stand-alone mid-rise building. The subject application applies to the first phase of the project which consists of two multi-residential buildings and an associated parking structure. The two buildings have heights of 23 and 25 storeys, and contain 509 purpose-built rental units, of which 43 will be affordable subject to the receipt of appropriate funding.	No	<p><u>Not approved for the following reasons:</u></p> <ul style="list-style-type: none"> • The proposed development contains a lower percentage of affordable units in comparison to other applications that were received and considered by the CIP Grant Review Committee during the application in-take period. • In the submission, the applicant did not demonstrate a commitment to provide affordable housing units, but rather noted that affordable units would be provided subject to the receipt of "appropriate funding". • The proposal does not include a mix of residential, commercial and insituational uses. • The project is not providing emergency housing, transitional housing, social housing or affordable not-for-profit charitable home ownership or is providing other creative housing solutions to help house the hardest to house of Barrie's population.

Application Type	Application No.	Address	Applicant	Description	Approved (Yes/No)	Approved Grants
Affordable Housing Grant	CIP-007-2022	115 Bayfield Street	Coral Sophia Lane Housing Inc.	An 8-storey infill apartment building containing 108 purpose-built rental units, including 66 affordable units along with shared amenity space and 114 parking spaces.	Yes	<p><u>Affordable Housing Grant</u></p> <ul style="list-style-type: none"> \$396,667.00 towards the development charges for affordable rental units for which the cost of housing does not exceed 30 percent of gross annual household income for low to low-moderate income households in the 40th income percentile; and, A per door grant in the amount of \$200,000.00 to be applied towards the construction of affordable and purpose built-rental units.
Affordable Housing & Redevelopment Grant	CIP-009-2022	440 Essa Road	One Urban Developments	A 9-storey mixed-use building containing 257 purpose-built rental units, of which 39 are to be affordable, and 1,070 square meters of ground floor commercial space.	Yes	<p><u>Affordable Housing Grant</u></p> <ul style="list-style-type: none"> 100 percent of the <i>Planning Act</i> application fees for the entire project; 100 percent of the building permit application fees for affordable housing units; \$313,814.00 applied towards the development charges for affordable housing units geared toward low to low-moderate income households in the 40th income percentile; and, A tax increment based grant for the incremental tax for the residential component of the development over a 5-year period. <p><u>Redevelopment Grant</u></p> <ul style="list-style-type: none"> \$211,316.00 applied towards the development charges for the ground related commercial, office and/or institutional component of the project; 50 percent of the building permit fees for the ground related commercial, office and/or institutional component of the project; 100 percent of the <i>Planning Act</i> application fees for the entire project; A tax increment based grant for the incremental tax on the ground floor related commercial, office and/or institutional portion of the development over a 5-year period; and, A tax increment based grant for the redevelopment of a brownfield site for the lesser value of the total tax increment or the costs of studies and remediation combined, up to a maximum of \$230,000.00, as identified in the CIP.

Application Type	Application No.	Address	Applicant	Description	Approved (Yes/No)	Approved Grants
Heritage Grant	CIP-014-2021	72 High Street	Chapman Law Professional Corporation	The parging of exterior bricks, the sanding and painting of the exterior of the building, and the replacement of a second storey balcony.	Yes	<u>Preservation of Built Heritage Grant</u> \$14,905.00 toward the parging of exterior bricks, the sanding and painting of the exterior of the building, and the replacement of a second storey balcony.
Heritage Grant	CIP-015-2021	94 Clapperton Street	Liz Saul	The replacement of exterior windows to match the original colour and style of the dwelling on the subject property.	Yes	<u>Preservation of Built Heritage Grant</u> \$2,346.00 towards the replacement of exterior windows.
Affordable Housing Grant	CIP-006-2022 (Resubmission)	10-24 Grove Street West	MHBC Planning on behalf of Skydevco Inc	<p>A multi-residential development consisting of 3 towers with a shared podium, as well as a stand-alone mid-rise building along the Grove Street frontage. The 3 towers (Buildings A, B & C) have heights of 23, 25 and 27 storeys and the standalone midrise building is 9 storeys in height (Building D). The proposed development also provides 3 levels of underground parking, as well as 5 levels of above-grade structured parking incorporated into the shared podium. In total, the development will include 928 purpose-built rental units.</p> <p>The subject application applies to the first three phases of the project which includes Towers A, B and C with a total of 798 purpose-built rental apartment units.</p>	No	<p><u>Not approved for the following reasons:</u></p> <ul style="list-style-type: none"> Financial implications to the municipality because of policy changes at the Provincial level, particularly the passing of Bill 23. In this regard, developers will be provided financial relief through the waiving, reduction, and freezing of development charges (DC), thereby impacting a municipality's ability to recover costs associated with growth and development. With respect to the subject application, the City would lose both application fee and DC revenue. It has been determined that the grant parameters require further review in the context of the significant financial implications to City taxpayers anticipated as a result of Bill 23 and the benefits that would occur as a right for affordable housing, should the Provincial legislation be proclaimed. The proposal does not include a mix of residential, commercial, and institutional uses. The proposal does not include affordable units for low to low-moderate income households in the lowest 40th income percentile. The project is not providing emergency housing, transitional housing, social housing or affordable not-for-profit charitable home ownership or other creative housing solutions to help house the hardest to house of Barrie's population.
Heritage Grant	CIP-008-2022	50 William Street	Arlene McCann	Masonry and chimney improvements on the exterior façades of the existing dwelling located on the subject property.	Yes	<u>Preservation of Built Heritage Grant</u> \$13,591.00 towards masonry and chimney improvements on the exterior façades of the existing dwelling located on the subject property.
Heritage Grant	CIP-010-2022	11 Rodney Street	Jennifer Slykhuis	Window replacements and masonry improvements on the exterior façades of the existing dwelling located on the subject property. Applicant seeking additional funding (second application in 2022).	Yes	<u>Preservation of Built Heritage Grant</u> \$13,925.00 towards window replacements and masonry improvements on the exterior facades of the existing dwelling.

Application Type	Application No.	Address	Applicant	Description	Approved (Yes/No)	Approved Grants
Heritage Grant	CIP-011-2022	123 Toronto Street	Jarret Johns	The replacement of all windows and doors to match the original colour and style of the existing dwelling on the subject property. Applicant seeking additional funding (second application in 2022).	Yes	<u>Preservation of Built Heritage Grant</u> \$7,459.00 towards window and door replacements.
Heritage Grant	CIP-012-2022	105 Cumberland Street	William Northcote	Improvements to the existing dwelling located on the subject property: <ul style="list-style-type: none"> • Replacement of the front porch which is in poor condition and need of repair; • Replacement of exterior doors and windows to increase the energy efficiency of the dwelling; and, • Replacement of the roof on the existing dwelling, along with the replacement of the eavestrough, soffit, downspouts, and aluminum fascia. 	Yes	<u>Preservation of Built Heritage Grant</u> \$25,000.00 towards the following improvements to the existing dwelling located on the subject property: <ul style="list-style-type: none"> • Replacement of the front porch which is in poor condition and need of repair; and, • Replacement of exterior doors and windows to increase the energy efficiency of the dwelling.

*Applications that were incomplete, ineligible or withdrawn have not been included in the table.